

Section 23 – Meeting notes: #6

Policies for “Land for Jobs” – June 13, 2007

Members Present: Rich Kramer (chair), Gladys Morton, Gloria Bogen, Tim Griffin, Monte Hilleman, Ed Johnson, Dick Nowlin, Chuck Repke, David Stokes and Dede Wolfson.

Members Absent: Bob Cudahy, Kevin Flynn, Lori Fritts, Keith Jans, Lorrie Louder, Jeff Ochs and Eric Mitchell.

Staff: Penny Simison, Marie Franchett, Andrew Jacobson, Jess Rosenfeld and Larry Soderholm,.

1. **Welcome** by Rich Kramer.
2. **Introduction** by Penny Simison. The goal of the meeting is to recommend policies for land for jobs. One of the key elements of this is working on large maps of Saint Paul. Members and staff will draw on maps locations of potential employment centers, both industrial and office. The new areas can be outside of the previously established corridors for growth from the last Land Use Plan. Simison will compile the maps and use them to guide the preparation of new policies.
3. **The map exercise** elicited a conversation before the task force began drawing. The conversation involved job numbers, growth and distribution. The majority of the numbers are estimates and are not exact.
 - Jobs
 - The majority of jobs are in small businesses, not large employment centers.
 - 181,000 jobs are currently in Saint Paul, a decrease from the last Land Use Plan.
 - New jobs appear to be a blend of light manufacturing and office, leading to the blended ‘land for jobs’ classification.
 - Transportation options to and from sites, both for materials and employees, will become increasingly important.
 - The most traffic is generated with medical supply/health care jobs, medium amount from office jobs and the smallest traffic generator is light industrial.
 - Job distribution
 - Health care and medical jobs are relatively evenly split throughout Saint Paul.
 - Approximately 60,000 – 80,000 jobs are located in the Midway area.
 - Approximately 1/3 of jobs are located downtown, 1/3 along neighborhood commercial strips and 1/3 in industrial centers.
 - Major employers
 - Biggest growth is likely to be in the medical or health care industry. The large health care employers in Saint Paul plan on staying within Saint Paul and expanding on site. However, two new clinics have opened on Phalen Blvd and one is under construction at West 7th/Randolph.
 - 3M jobs have dropped from approximately 5,000 to 1,000 on the East Side.
 - Questions
 - Is there a map of where jobs are presently located in Saint Paul? The map could not be made easily and it would not be fine-grained. The easiest, most specific level would be planning districts.
 - Will heavy industry remain in Saint Paul after Ford leaves? Yes, including Rock-Tenn. Although manufacturing will still be the third largest employer type in Saint Paul, these jobs are spread between more and smaller companies.
4. **Discussion** after the map exercise revolved around the possibility of a policy statement describing a moratorium or a 1 to 1 replacement of the conversion of industrial land to

residential and other uses. The discussion can be grouped largely by support or opposition to the idea of a moratorium on the further loss of industrial land.

- Support for moratorium of converting industrial land
 - It is implicitly important to keep land for jobs within the city.
 - Saint Paul has lost 275 acres of industrial land to residential or commercial in the last 5 years. This amount of industrial land could support roughly 6,000 jobs.
 - Due to economics and the market, higher density uses of land (like residential, office etc.) can always compete successfully and buy out industrial uses for land.
 - Industrially-zoned land (I classifications) allows different uses than land zoned with the B classification. It is all right if the I-zoned land temporarily becomes office, but the uses allowed with industrially-zoned land need to be preserved.
 - Future creation of industrial sites will be difficult with the loss of eminent domain; virtually no properties fall under the revised description of 'blighted.'
 - A mixed-use city is beneficial. Keeping blue-collar jobs in Saint Paul will meet some of our residents' needs.
 - I-zoning does allow office uses and even mixed uses, but not residential.
 - Other cities do try to steal our companies with incentives; we need to stay competitive.
- Opposition or questions regarding the moratorium of industrial land conversion
 - What will industrial land of the future look like? More office-like? Denser? Will they need the same amount of land as now?
 - What if, of the projected 36,000 new jobs for Saint Paul by 2030, half were in small businesses?
 - Our industries are becoming more efficient – same or smaller amount of land used, same output and yet there are fewer jobs.
 - Can we increase the standard floor-area-ratio (FAR) from 35% so that industries do not occupy as much land? A parking lot on top of the building (like Home Depot) would decrease the amount of land needed to be set aside for industry and increase the city's density.
- Jobs and land
 - Typical industrial buildings have 35% land coverage and the Port Authority requires 1 job per 1000 square feet of building. The average of their projects has been 1.7 jobs/1000 sq. ft. and they typically assume 1.5 jobs/1000 sq. ft.
 - How much current underutilized or vacant (and available!) industrial land is there? Can this land hold the projected 36,000 new jobs?
 - How accurate is our estimate of what type of job will be available in the future? We should plan to allow latitude to cover a range of different job types.
 - What percent of people have home-based businesses?
- Other cities and Saint Paul
 - What do other cities have as an industrial land policy? Minneapolis's policy is okay.
 - Look at the Clybourn Corridor, one of Chicago's 'Planned Manufacturing Districts'.
 - Why was there so much land conversion between 1990 and 1997 (data provided in packet, Section 21)? An even larger amount of land was rezoned industrial than was lost during that time period.
 - Industrial land in the Midway is different than industrial land elsewhere in the city.
 - What is the age of our industries? Should we reinvest or create new ones?
 - Should there be protective zoning along the Central Corridor that states a minimum FAR or minimum jobs per acre or new use?
- How can we attract new employers?
 - Saint Paul paid \$500,000 to get IBS to relocate its 250 jobs here. That's roughly \$2,000 per job. Projecting that to the 36,000 new jobs in Saint Paul by 2030 would require \$72 million dollars. Is that too much? Is it a good deal?
 - Flexibility is key.

- Financial incentives are very effective. Allow employers who are bringing a certain number of jobs to the City to be able to change the zoning classification, receive a sped up approval process, financial incentives etc.
 - Light rail transit and financial incentives are attractive to potential employers.
 - Industrial areas near downtown and population centers might become more popular as transportation costs increase.
 - The new IR zoning layer could be implemented more; it might become popular.
 - Words creating a positive environment that encourages job growth or relocation to Saint Paul (something in our zoning code as well?) is as important as a policy statement issuing a moratorium on industrial land conversion.
 - Ideas and questions
 - Can the 3M site be a new school or university?
 - What does an urban industrial typology look like? How can it be attractive to both residents and industry?
 - The private market is much better at designing new uses and building typologies than government mandates or regulations.
 - Two forces change building typology – the market and regulations. Government regulations are much more likely to be cumbersome and reduce competitiveness.
 - Could we preserve a similar proportion of industrial land to population as opposed to a strict 1 to 1 replacement?
 - An alternative might be a no-net loss policy of land for jobs.
5. **Closing** by Simison. The next meeting is on June 27 at the Rondo Library centering on policy recommendation for residential areas.

Meeting ended at 7:10 pm.